



 2  2  1 EPC 55

£285,000 Freehold

Orchard Drive
Sandford
BS25

COOPER
AND
TANNER



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CHAIN FREE property in much sort after location this TWO BEDROOM property is ripe for refurbishment and is great for first time buyers or investors looking to put their own stamp on a property with potential for extension and development. This home boasts GARAGE, DRIVEWAY and a secluded REAR GARDEN....

LOUNGE 14' 10" x 12' 3" (4.52m x 3.73m) Tiled fireplace, Radiator, Front aspect window

KITCHEN/BREAKFAST ROOM 22' 9" x 13' 4" (6.93m x 4.06m) Side aspect double glazed upvc window, rear and front aspect windows, A selection of wall and base units, Bowl sink and drainer with space for integral appliances.

BEDROOM 10' 8" x 10' 2" (3.25m x 3.1m) Integrated wardrobe, Single radiator, Front aspect window.

BEDROOM 13' 3" x 10' (4.04m x 3.05m)

Integrated wardrobe, Single radiator, Rear aspect window.

BATHROOM 5' 10" x 5' 3" (1.78m x 1.6m) Double ended bath with overhead shower, Partly tiled, Heated towel rail, Pedestal sink, Rear aspect window.

CLOAKROOM 5' 2" x 2' 9" (1.57m x 0.84m) Rear aspect window and low-level WC.

OUTSIDE South facing rear gardens with a selection of trees and plants, mainly turfed with a greenhouse, Turfed front garden, Driveway for



Local Information Sandford

Local Council: North Somerset

Council Tax Band: D

Heating: Gas Central Heating

Tenure: Freehold



Motorway Links

- M5



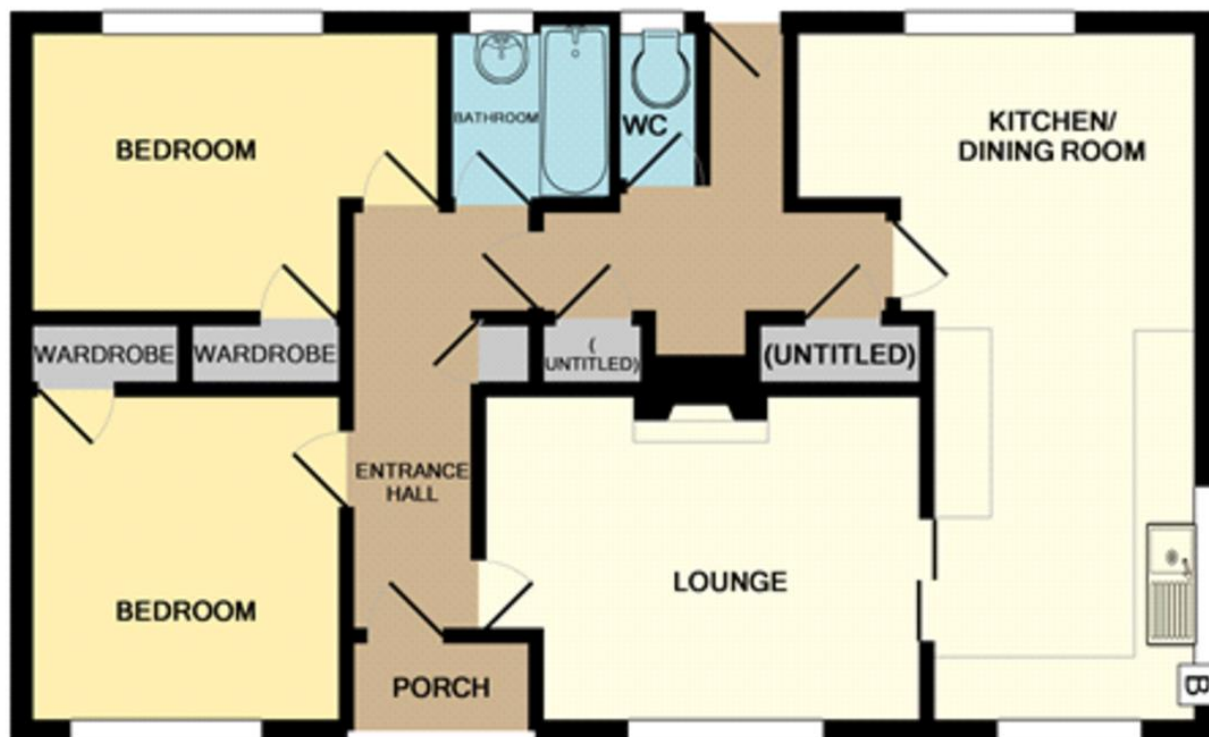
Train Links

- Worle
- Weston Super Mare



Nearest Schools

- Sidcot School
- Sandford School



TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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